

2.3.5 Large Planned and Proposed Development Projects

This section summarizes large planned and proposed developments. This information was obtained from the Central Arizona Association of Governments, and was current as of July 2007 in addition to the conceptual land use plan in the Planned Unit Development (PUD). All developments occur in the Municipal Planning Area and not within the municipal limits.

Master-Planned Communities

Master-planned communities are summarized in Table 2.7 by Municipal Planning Area (MPA). Major developments include Overfield Farms in Casa Grande, Brighton Village (formerly Coolidge Ranch) in Coolidge, Landmark Ranch in Coolidge, Martin Valley (Pulte Homes) in Coolidge, Verona in Coolidge, Daybreak at Picacho Peak in Eloy, Eloy 1261 in Eloy, Phillips Country Estates in Eloy, Sawtooth in Eloy, Sunshine 539 in Eloy, Anthem at Merrill Ranch in Florence, Merrill Ranch in Florence, Monterra Village in Florence, Skyview Farms in Florence, Walker Butte in Florence, Red Rock-La Osa in Marana, Lago Del Oro in unincorporated Pinal County, Los Cordones in unincorporated Pinal County, and Willow Springs in unincorporated Pinal County.

Table 2.7 Major Master-Planned Communities and
Other Planned Developments

Name	Status*	Total Acres	Total Dwelling Units	Commercial / Employment Acres
*Status is defined as follows: Anticipated: The project is still in the preliminary planning / concept phase. Entitled: The agency has given permission for the project to go forward Active: Houses are being built Under Construction: Grading is underway, but no houses have been constructed. Build out: The project has been completed and all houses are built.				
<i>Apache Junction</i>				
Broadway San Marcos Subdivision	Active	10	63	0
Casas de San Marcos	Entitled	9	84	0
Haystacks Subdivision	Under construction	5	56	0
Idaho Creek	Under construction	49	244	0
Ironwood Trails	Under construction	5	18	0
Superstition Mountain Estates	Entitled	20	16	0
Terra Mirado	Entitled	5	16	0
Village at Ironwood	Entitled	2	29	0
Villagio	Under construction	5	21	0
Vista De la Montana Condos	Anticipated	4	25	0
Vista Meadows	Active	5	16	0
<i>Casa Grande</i>				
Black Mountain Estates	Entitled	3	102	3

Table 2.7 Major Master-Planned Communities and
Other Planned Developments (cont.)

Name	Status*	Total Acres	Total Dwelling Units	Commercial / Employment Acres
Chaparral Estates	Active	84	116	0
Eagle Meadows at Casa Grande # 1	Entitled	30	542	0
Eagle Meadows at Casa Grande # 2	Entitled	12	556	0
Eagle Meadows at Casa Grande # 3	Entitled	30	545	0
Eagle Meadows at Casa Grande # 4	Entitled	8	967	0
Hacienda Highlands	Entitled	133	545	0
Lusitano	Entitled	131	79	0
Overfield Farms	Unknown	1600	9763	0
Sonoran Ranch	Entitled	22	955	22
Springwater Pointe	Entitled	45	424	0
The Estates at Amber Waves	Entitled	39	485	0
<i>Coolidge</i>				
Arboleda	Entitled	70	128	8
Aviara	Entitled	734	4880	45
Brighton Village	Entitled	1500	6000	Not Specified yet
Carter Ranch	Completed	53	253	0
Casablanca	Under Construction	16	240	0
Coolidge Country Village	Under construction	41	100	0
Coolidge Gateway Manor	Active	30	115	0
Cota Ranch	Under Construction	15	67	0
Cross Creek Ranch	Entitled	489	1700	0
Del Cielo 1	Entitled	160	450	15
Del Cielo 2	Entitled	156	564	6
Desert Oasis	Entitled	80	301	0
Double R Ranch	Entitled	765	2506	48
Elizabeth Ranch	Completed	16	62	0
Heartland Ranch	Under construction	640	2365	30
Infinity Heights	Entitled	96	304	20
Kachina Heights	Entitled	183	746	0
Kenilworth Gardens	Entitled	392	2101	33
KLC Ranches PAD	Entitled	196	745	0
Landmark Ranch	Active	946	2800	Not specified yet
Langley Ranch	Entitled	323	1044	29
Los Arboles	Under construction	28	115	0
Martin Valley	Under construction	565	2,262	0

Table 2.7 Major Master-Planned Communities and
Other Planned Developments (cont.)

Name	Status*	Total Acres	Total Dwelling Units	Commercial / Employment Acres
McClellan Meadows	Under construction	80	325	0
Mesquite Manor	Entitled	60	243	0
Paseo Park	Entitled	169	606	6
Picacho Crossing	Under construction	111	625	0
Picacho Village	Entitled	25	137	5.4
Riverview I	Entitled	423	1489	50
Riverview II	Entitled	160	399	0
Sandia	Entitled	3211	5563	153
Serenity	Entitled	169	101	7
Signal Peak Trails	Awaiting annexation	600	2240	0
Skousen Farms	Entitled	324	1700	30
Sontesta	Entitled2-7	748	Not yet specified	378
Sun Creek	Under construction	20	60	0
Toltec Pointe	Entitled	320	953	55
Verona	Entitled	1663	5000	200
Village at Coolidge	Entitled	14	51	0
Vista Del Monte	Entitled	800	2733	63
Eloy				
Bool Eloy 160	Unknown	151	580	0
Campos La Palma	Entitled	8	1315	8
Cornman Commons	Entitled	16	950	0
Cortederro	Unknown	349	20748	0
Daybreak at Picacho Peak	Entitled	867	5708	0
Earley and La Palma	Entitled	112	4252	0
Edgewater	Entitled	29	2531	0
EJR Ranch	Entitled	75	6121	75
EJR Ranch Expansion	Entitled	111	560	0
Eloy 140	Unknown	66	300	0
Eloy 160 Cornman	Anticipated	58	676	0
Eloy 160 Hanna	Anticipated	13	440	0
Eloy Acres	Entitled	223	1122	0
Eloy1261	Entitled	735	4150	0
Eloy1302	Entitled	261	5172	0
Eloy320	Entitled	32	844	32
Eloy640	Entitled	61	2634	61
Encanto Pariso I	Anticipated	80	320	0
Encanto Pariso II	Anticipated	40	160	0
Encanto Travera	Anticipated	119	480	0
Esperanza	Active	57	3034	57
Grande Valley Estates	Entitled	61	1555	0

Table 2.7 Major Master-Planned Communities and
Other Planned Developments (cont.)

Name	Status*	Total Acres	Total Dwelling Units	Commercial / Employment Acres
Ironwood Estates	Anticipated	438	2458	0
La Palma Ranch	Entitled	111	580	0
Langley Sunshine Park	Under construction		1625	
NorthView Estates	Active	68	29	0
Overfield Property	Unknown	40	8	0
Langley Sunshine Park	Under construction		1625	
NorthView Estates	Active	68	29	0
Overfield Property	Unknown	40	8	0
Palmilla	Entitled	16	3577	16
Phillips Country Estates	Entitled	881	3247	0
Picacho Peak West	Entitled	101	347	0
Picacho View I	Anticipated	28	3289	0
Picacho View II	Anticipated	81	3337	0
Rancho Del Sol Brillante	Entitled	22	6008	22
Roberts Resort	Entitled	92	1264	0
Robson Ranch	Buildout	552	6262	0
Sawtooth	Anticipated	1477	15200	0
Selma Ranch	Entitled	450	2076	0
Shay Landing	Anticipated	48	737	0
Silver Reef	Entitled	77	5500	0
Sky View Country Estates	Unknown	81	325	0
Steven Farms	Entitled	61	2493	0
Sun Lakes Casa Grande	Entitled	47	3713	7
Sunland Ranch	Anticipated	202	84	0
Sunshine 539	Entitled	541	2056	0
Sunshine Estates	Entitled	37	3223	37
The Villages of Santa Cruz Valley	Entitled	171	993	0
Tierra del Sol	Unknown	306	1168	0
<i>Florence</i>				
Anthem at Merrill Ranch	Active	3100	11172	80
Arizona Farms	Anticipated	1200	TBD	TBD
Aspen Farms/Paloroso	Anticipated	1,200	4,800	50
Copper Basin (formerly Spike H Ranch)	Active	850	3359	20
Desert Ridge	Entitled	84	304	0
Dobson Farms	Entitled	1,810	6,062	349
Dobson/Florence	Anticipated	650	1,960	53

Table 2.7 Major Master-Planned Communities and
Other Planned Developments (cont.)

Name	Status	Total Acres	Total Dwelling Units	Commercial / Employment Acres
Felix Farms	Entitled	60	299	0
Florence 70	Entitled	70	333	0
Florence Crossings	Entitled	56	252	25
Florence Ranch	Entitled	1,276	5,668	197
Florence Views	Entitled	59	83	0
Heritage Creek Estates	Anticipated	142	393	0
Heritage Square	Anticipated	200	277	60
Johnson Ranch Phases 1 and 2	Active	2270	11,400	52
Magic Ranch	Active	1000	5611	0
Magma Ranch Phase 1	Active	350	1035	17
Magma Ranch Phase 2	Under construction	580	2060	18
Majestic Ranch	Anticipated	131	723	20
Mason Terrace	Entitled	6	50	0
Merrill Ranch	Entitled	5800	26109	1274
Mesquite Trails	Entitled	640	2178	0
Monterra	Under construction	869	3915	40
Montessa	Entitled	31	147	0
Sendera	Anticipated	400	2448	20
Skyview Farms	Anticipated	1850	7292	60
Sunaire Ranch	Anticipated	109	429	0
Sunrise Estates	Active	30	168	0
Urton Farms	Anticipated	430	1320	130
Valley Farms Estates	Entitled	80	77	0
Walker Butte	Entitled	1780	7698	80
Western Century Crossing	Entitled	65	358	0
<i>Kearny</i>				
Mountain Vistas	Buildout	20	89	0
<i>Marana</i>				
Red Rock-La Osa	Entitled	1002	3463	0
<i>Pinal County</i>				
Castlegate	Buildout	13	1409	13
Eagle Crest Ranch	Active	152	975	0
Entrada Del Oro (Phase 1)	Active	5	1132	5
Goldmine Mountain Estates	Buildout	2	67	0
Home Place	Entitled	89	2174	0
Kenworthy and Ocotillo	Buildout	5	275	5
La Osa	Unknown	258	0	258
Lago Del Oro	Buildout	2518	7040	0

Table 2.7 Major Master-Planned Communities and
Other Planned Developments (cont.)

Name	Status	Total Acres	Total Dwelling Units	Commercial / Employment Acres
Laredo Ranch	Under construction	256	966	0
Los Cordones	Under construction	5176	58984	0
Milagro	Unknown	31	140	0
Morning Sun Farms	Under construction	33	1500	33
Mortensen Farms	Entitled	2	115	0
Pecan Creek	Under construction	435	3180	0
Ranch 160	Entitled	40	550	0
Saddlebrooke Ranch	Under construction	14	21213	14
Saddlebrooke Units 42-45	Active	222	510	0
Sierra Tucson	Active	165	60	165
Silverado Ranch	Entitled	458	1828	0
Superstition Views	Entitled	76	640	0
The Boulders at Skyrise	Entitled	199	125	0
Vista Point/Homes By Judi	Active	24	85	0
Willow Springs	Entitled	764	34096	0
<i>Queen Creek</i>				
Borgota Village at San Tan Heights	Under construction	20	0	20
Circle G in the Santans	Entitled	9	239	0
Encanto Paseo	Entitled	29	28	0
Ocotillo Trails	Under construction	9	82	9
San Tan Shadows	Entitled	29	1642	29
Taylor Ranch	Buildout	0	395	0

Source: Central Arizona Association of Governments, December 2007

Employment and Mixed-Use Activity Centers

Table 2.8 lists proposed and planned employment and mixed-use activity centers. Major employment centers include Lost Dutchman Heights in Apache Junction; APS Sundance Energy in Coolidge, downtown Coolidge; Coolidge/Mesa Industrial Park, Coolidge Airpark, Coolidge Town Center (SR 287 and Attaway Road), Sandia Village Core in Coolidge, Eloy Airport, Eloy Industrial Park, future centers at Overfield Road and I-10 in Eloy, future centers along SR 87, employment corridor development elsewhere in Eloy, prison-related development in Florence, and future centers on Florence Kelvin Highway, Hunt Highway and Woodruff Road in Florence.

Table 2.8 Major Employment and Mixed-Use Activity Centers

Name	Status*	Acres	Retail Acres	Retail Percentage (%)
Status is defined as follows: <ul style="list-style-type: none"> • Expansion Centers – Centers that have existing development, but also have additional land with infrastructure for immediate development. • Future Center – Not all of the infrastructure needed for development is currently available • Future Center – With basic infrastructure – The presently available infrastructure is adequate for the planned development • Built-out Centers – No remaining land for expansion • Revitalization Center – Other development is planned 				
<i>Apache Junction</i>				
Apache Trail/Idaho Road	Expansion centers	126	38	26-50
Idaho/Superstition	Expansion centers	76	10	0-25
Mariposa/18th Ave	Expansion centers	19	4	0-25
<i>Coolidge</i>				
11 Mile Corner and SR 287	Future centers - no infrastructure	173	173	76-100
SR 87 Curve	Expansion centers	436	131	26-50
APS Sundance Energy	Future centers - no infrastructure	650	0	0
Brighton Village	Unknown	90	54	51-75
Central Arizona College area	Expansion centers	318	0	0
Downtown Coolidge	Revitalization centers - other redevelopment	532	177	26-50
Coolidge/Mesa Industrial Park	Expansion centers	562	0	0
Coolidge Airpark	Expansion centers	4960	0	0
Coolidge Gateway	Expansion centers	153	145	76-100
Coolidge Industrial Park	Expansion centers	213	0	0
Coolidge Town Center (SR 287 and Attaway Road)	Future centers - with basic infrastructure	3553	0	0-25
Landmark Ranch	Future centers - no infrastructure	135	81	51-75
Sandia Village Core	Future centers - no infrastructure	1817	1272	51-75
Toltec Pointe	Future centers - no infrastructure	432	259	51-75
Westcor Mall	Future centers - no infrastructure	463	278	51-75
<i>Eloy</i>				
Corrections Corporation of America	Expansion centers	153	0	0
Cowboy Commercial Center	Expansion centers	232	232	76-100
Daybreak at Picacho	Future centers - no infrastructure	349	279	76-100
El Paso Industrial Park	Future centers - no infrastructure	135	14	0-25

Table 2.8 Major Employment and Mixed-Use Activity Centers (continued)

Name	Status*	Acres	Retail Acres	Retail Percentage (%)
Eloy Airport	Expansion centers	3534	530	0-25
Eloy Commerce Center	Expansion centers	487	195	26-50
Eloy Commerce Park	Future centers - with basic infrastructure	108	27	0-25
Eloy Industrial Park	Expansion centers	605	0	0
Eloy Travel and Commercial	Future centers - with basic infrastructure	375	225	51-75
Empire	Future centers - with basic infrastructure	228	23	0-25
Overfield Road and I-10	Future centers - no infrastructure	1373	0	0
Picacho Peak West	Future centers - no infrastructure	71	71	76-100
Rancho Del Sol Brillante	Future centers - with basic infrastructure	262	157	51-75
SR 87 Employment Corridor	Future centers- with basic infrastructure	5849	1930	26-50
SW Corner of Hauser and Toltec Roads	Unknown	296	89	26-50
Toltec Business Park	Future centers - no infrastructure	217	22	0-25
Younger Brothers Industrial Park	Future centers - with basic infrastructure	436	0	0
<i>Florence</i>				
Anthem Marketplace at Merrill Ranch	Expansion Center	25	25	76-100
Arizona Farms Road	Future center- with basic infrastructure	400	300	51-76
Florence Hospital at Anthem	Future center- with basic infrastructure	40	0	0
Florence Industrial Park	Future center- no infrastructure	125	25	0-25
Florence-Kelvin Hwy/SR79	Future center- with basic infrastructure	801	500	51-76
Hunt Highway	Future centers - with basic infrastructure	1224	490	26-50
Hunt Highway/SR 79	Future center- with basic infrastructure	100	100	76-100
Hunt Highway/Merrill Ranch Parkway Commercial Centers	Future centers- with basic infrastructure	75	75	76-100
La Entrada	Future center- with basic infrastructure	50	30	51-76
Lookout Mountain	Future center- with basic infrastructure	40	40	76-100

Table 2.8 Major Employment and Mixed-Use Activity Centers (continued)

Name	Status*	Acres	Retail Acres	Retail Percentage (%)
Magma Junction	Future center- no infrastructure	800	0	0
Merrill Ranch Commercial Village Center	Future center- no infrastructure	1119	600	26-50
<i>Kearny</i>				
Unknown	Built Out Centers	2	0	0
Unknown	Expansion Centers	6	0	0
Unknown	Expansion Centers	45	0	0
Unknown	Expansion centers	3	0	0
Unknown	Future Centers - no infrastructure	34	0	0
Unknown	Future Centers - with basic infrastructure	36	0	0
Unknown	Future Centers - with basic infrastructure	22	0	0
Unknown	Future centers with basic infrastructure	7	0	0
Unknown	Revitalization centers - other redevelopment	15	0	0
<i>Mammoth</i>				
Unknown	Expansion	659	0	0
Unknown	Expansion	838	0	0
Unknown	Expansion	62	0	0
Unknown	Expansion	113	0	0
Unknown	Expansion	41	0	0
Unknown	Expansion	343	0	0
Unknown	Expansion	42	0	0
Unknown	Expansion	140	0	0
Unknown	Expansion	1447	0	0
Unknown	Expansion	9	0	0
<i>Pinal County</i>				
PC_10	Future centers - no infrastructure	2359	0	0
PC_12	Future centers - with basic infrastructure	15097	0	0
PC_16	Future centers - with basic infrastructure	184	37	0-25
<i>Superior</i>				
Airport Business Park	Future centers - with basic infrastructure	169	56	26-50
Apache Tears Industrial Park	Future centers - with basic infrastructure	51	0	0
Superior Industrial Park	Expansion centers	166	0	0

Source: Central Arizona Association of Governments, Job Center GIS shapefile, 2007